

Minneapolis
City of Lakes

**Operations & Regulatory
Services**

John A. Bergquist
Assistant City Coordinator

Inspections Division

Merwyn Larson, P.E., Director

**Construction Inspection
Services**

Connie Fournier, Deputy Director

Development Review Services

Bradley J. Thorson, Deputy Director

Housing Inspection Services

JoAnn Velde, Deputy Director

250 South 4th Street - Room 300
Minneapolis, MN 55415-1316

Office 612 673-5800

Fax 612 673-5819

TTY 612 673-3300

The Honorable Joe Biernat, Chair
Public Safety and Regulatory Services Committee
Room 307, City Hall
Minneapolis, Minnesota 55415

February 25, 2002

RE: 2525 JAMES AVENUE NORTH

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by razing the building as provided in Chapter 249.

Address:	2525 James Avenue North	Ward	3
Legal Description:	Lot 4 Block 1, Menard's First Addition to Minneapolis		
Building Type:	Single Family	Dwelling Unit Number:	1
Number of stories:	1.7	Square Footage	
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Removal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

RECOMMENDATION:

The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,


JoAnn Velde, Deputy Director, Housing Inspections


Craig Eliason, District Supervisor, Housing Inspections

Report Prepared By **James Edin**
Inspector, Hazardous/Boarded Buildings
Phone: 673-5828

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: March 27, 2002 (1:30 p.m.)

Subject Property Address: 2525 James Avenue North **Ward:** 3

Owner(s) of Record: Craig S. Mattice, Jr.

Neighborhood Assn: Jordan Area Community Council

Polly Jo Peterson, Chair (522-7178) Char Perry, Staff (521-8436)

NRP Contact: Stacy Sorenson (612-673-5146)

1922 - 25th Avenue North

Minneapolis MN 55411

General Property Information: Lot Size: 49 x 131 x 46 x 123

Number of Units: 2

Building Age: 117 Yrs **Year Built:** 1885 **Zoning:** R1A **# of Stories:** 1.7

Comprehensive Land Use: Low Density Residential - No special/combined uses exist
(per Neil Anderson, Zoning/Planning)

Historic Significance: No adverse effect on historic resources if removed. No significant
architectural details. (per Greg Mathis, Zoning/Planning)

Housing Needs/Vacancy Rate: 2% Single Family 6½% Multi Family
(per Daryl Stokesbary, Zoning/Planning)

Conditional uses or variances: None (per Van Vorhis, Zoning/Planning)

Neighborhood Assn: Received Written Request: Yes ☒ No

Received Response to Impact Statement: ☒ Yes No

Neigh. Impact Response: No Response Rehab: none Demo: none Don't Know: none

MCDA: Recommends Demolition After rehab Market Value: \$100,000.

Comment: the estimated code repair costs exceed the after rehab value - if acquired, the costs of acquisition holding, financing, closing and entrepreneurial return are greater than the after rehab value. Rehab funds are are not available. Is Is Not in CDBG designated area

Inspections Division: Recommends Demolition Estimated Cost to Demo: \$9,500

Comment: Severe fire damage. All surfaces throughout building need treatment. \$70--\$90 per sq. ft. estimate. Vacant over one year, probably lost rights to 2 unit dwelling.

Estimated Cost To Rehab: \$102,000--\$131,200 (as a single family)

History of Neglect: Refer to data in file "History By Address"

Initial Board Date: 2/9/2000 **Number of Notices:** 3 **Boardings:** 6

Owner gave auth to demo: YES ☒ NO **Submitted written rehab statement:** YES ☒ NO

NOTICE OF PUBLIC HEARING

PURSUANT TO CHAPTER 249 MINNEAPOLIS CODE OF ORDINANCES, THE
DIRECTOR OF INSPECTIONS HAS DETERMINED THE DWELLING ON THE
PREMISES COMMONLY KNOWN AS 2525 James Avenue North

AND LEGALLY DESCRIBED AS Lot 2, Block 3, Forest Heights Addition
CONSTITUTES A NUISANCE CONDITION WITHIN THE MEANING OF THE
ORDINANCE.

THE DIRECTOR OF INSPECTIONS RECOMMENDS THAT THE STRUCTURE BE
RAZED/REHABILITATED. IF IT IS RAZED THE COSTS WILL BE ASSESSED
TO THE PROPERTY.

THE PUBLIC SAFETY AND REGULATORY SERVICES COMMITTEE OF THE
MINNEAPOLIS CITY COUNCIL WILL HOLD A PUBLIC HEARING IN ROOM ³¹⁷~~132~~,
CITY HALL ON March 27, 2002 AT 1:30 P.M. TO ACT ON THIS
RECOMMENDATION.

THIS NOTICE IS THE PROPERTY OF THE CITY OF MINNEAPOLIS

WARNING

DO NOT REMOVE UNDER PENALTY OF LAW

DATED March 6, 2002

Division of Inspections, 250 S. 4th St. Minneapolis, MN 55415

673-5828

2525 James Ave N60-day sent 2-11-00
due 4-11-00

90 days imprisonment

polis
ctionsNo permits _____ put on 289
4/21/00

CONDEMNATION

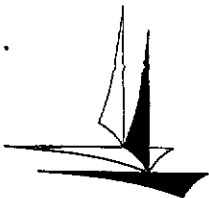
In accordance with Chapter 244, Section 244.1460 of the Housing Maintenance Code of the City of Minneapolis, the premises, building and structure hereon located at _____

2525 James Ave N are hereby
condemned, because of Boarded Building

In accordance with Section 244.1450 of the Housing Maintenance Code of the City of Minneapolis, this building and premises must be vacated by DO NOT OCCUPY.

CODE COMPLIANCE REQUIRED

Date Placard Posted: 4/19/00Housing Inspector's Phone #: 673-5828



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Joe Biernat
Council Member, Ward 3
307 City Hall
350 South Fifth Street
Minneapolis, Minnesota 55415

February 25,, 2002

RE: 2525 James Avenue North

Dear Council Member Biernat:

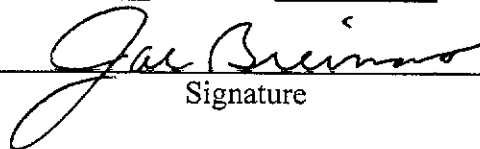
This letter is to notify you that the building located at **2525 James Avenue North**, in your ward is due for a **Public Safety and Regulatory Services Committee** meeting on Wednesday, March 27, 2002 at 1:30 p.m. in Room 317 of City Hall

We hereby request your confirmation that this building is a public nuisance so we can proceed to request the Public Safety and Regulatory Services Committee to concur in our recommendation to eliminate the nuisance by razing said structure.

Thank you.

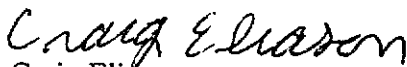
YES ☒

NO ☐


Signature

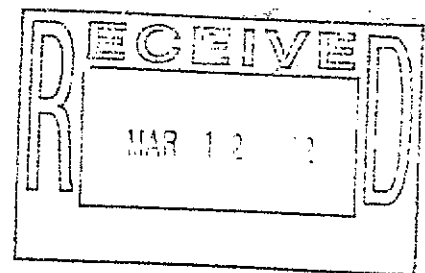
3/11/02
Date

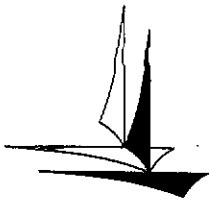
Sincerely,



Craig Eliason
District Supervisor, Housing Inspections Services
673-5851

CE/ch





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February 25, 2002

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Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Removal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

RECOMMENDATION:

The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

JoAnn Velde 2/25/02
JoAnn Velde, Deputy Director, Housing Inspections

Craig Eliason
Craig Eliason, District Supervisor, Housing Inspections

Report Prepared By **James Edin**
Inspector, Hazardous/Boarded Buildings
Phone: 673-5828

Jordan

**Boarded Buildings
Zoning/Planning Departments Report – 673-2597
Chapter 249 Findings**

INSP. USE ONLY
Sent: OCT 26 , 2001
Completed:

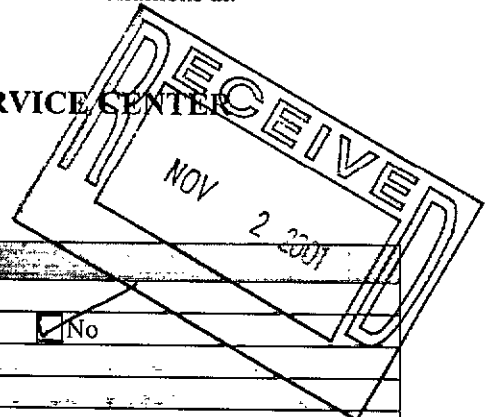
Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

2525 JAMES AVENUE NORTH

RETURN TO BOARDED BUILDINGS, 300 PUBLIC SERVICE CENTER

no later than: NOVEMBER 16, 2001

PS & RS hearing scheduled for: NOVEMBER 28, 2001



Zoning	
1. The subject property is zoned: <u>RIA</u>	
2. Do special council permits, conditional uses, or variances exist at this address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Comments:	
Signature (<u>Van Vorhis</u>)	Date <u>Oct. 29, 2001</u>

COMPREHENSIVE LAND USE	
1. The subject property's comprehensive land use plan classification is: <u>low density residential</u>	
2. Special/combined uses exist at this address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Comments:	
Signature (<u>Neil Anderson</u>)	Date <u>10/29/01</u>

HISTORIC SIGNIFICANCE	
1. The subject property is: <input type="checkbox"/> Nationally registered <input type="checkbox"/> Locally designated as historic	
<input type="checkbox"/> A potential historic resource <input checked="" type="checkbox"/> No adverse effect if removed	
2. Comments:	
Signature (<u>Greg Mathis</u>)	Date <u>11/1/2001</u>

HOUSING NEEDS	
1. Neighborhood vacancy rate is: <u>2</u> % Single-Family <u>65</u> % Multi-Family	
2. Planning Department Perspective:	
Signature (<u>Fred Neen</u>)	Date <u>10-31-01</u>

BOARDED BUILDINGS
OFFICIAL PUBLICATION

(Published Finance & Commerce)

Dated: 02/20/02

Notice is hereby given to:

CRAIG S. MATTICE, JR. 2525 JAMES AVE NORTH - MINNEAPOLIS MN 55411

CRAIG S. MATTICE, JR & WIFE JOY MATTICE - 5304 YORKTOWN LANE N - PLYMOUTH MN 55442

BANKERS TRUST CO. OF CALIFORNIA N.A. - 3 PARK PLAZA - 16TH FLOOR - IRVINE CA 92714

HOMEcomings FINANCIAL NETWORK - ONE MERIDIAN CROSSING (SUITE 100) MINNEAPOLIS MN 55

CAPSTEAD MORTGAGE CORP - 8475 STEMMONS FREEWAY (6TH FLR) - DALLAS TX 75247

The Inspections Division of Regulatory Services of the City of Minneapolis ("Inspections") conducted an inspection of the property generally known and described as **2525 JAMES AVE NORTH**

Legal Description: Lot 2, Block 3, Forest Heights Addition to Minneapolis, according to the recorded plat thereof, and situated in Hennepin County, Minnesota

Property Identification Number: 16-029-24-21-0035 in the City of Minneapolis, County of Hennepin, State of Minnesota, which you own, have under your control, or in which you have an interest.

This announcement is to notify you that the above described building constitutes a nuisance condition under Chapter 249 of the Minneapolis Code of Ordinances. Accordingly, we are requesting the Public Safety and Regulatory Services Committee of the Minneapolis City Council to concur with our recommendation to raze this structure and to assess all costs to real estate as a special assessment. This meeting will be held in **Room 317, City Hall on Wednesday, March 27, 2001 at 1:30 P.M.** You have the right to appear individually or through a representative, or to submit a written statement to Inspections. You have the right to examine and cross-examine witnesses appearing at the hearing and offer such evidence as may bear on the decision to demolish or rehabilitate the building. You have the opportunity to review the Inspections file prior to the hearing, by arranging for review at the Inspections office. The hearing will be electronically recorded.

If you wish to contest the Inspections' recommendation, you must provide to Inspections a statement itemizing the cost to rehabilitate the building in order to demonstrate the feasibility of rehabilitation. This statement must be **RECEIVED** by Inspections at least 48 hours prior to the hearing. For example: For a hearing on Wednesday at 1:30 p.m., your statement must be delivered to Inspections by 1:30 p.m. on Monday to receive consideration.

Further information on the above matter may be obtained from **Jim Edin** at (612) 673-5828.

Word/publish

2525 James Ave N

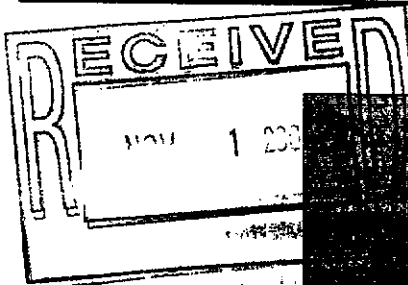
Authorizations to Board

7/25/2000 -- Dwelling(Storm cellar entry to dwelling)
8/1/2000 -- Dwelling (7 openings)
9/18/2000 -- Dwelling (5 openings)
11/2/2000 -- Contractor told it was being demo'd (did not board openings)
11/22/2000 --(16 openings)
8/28/2001 -- (4 openings)

4/15/2001 -- Fire Dept found dwelling open to trespass

2525 James N

Total 78



Parcel Information
Parcel ID: 1602924210035
Parcel Number: 21
Parcel Name: 1602924210035

**BOARDED BUILDINGS
NEIGHBORHOOD ASSOCIATION IMPACT STATEMENT**

INSP. USE ONLY
SENT: 3-6-2002
RETURNED: 3/14/02

TO: JORDAN AREA COMMUNITY COUNCIL

Attention: ~~William Ellom~~, Chairperson (521-8320) Polly Jo Peterson
Staff: Char Perry, 521-8436 612-522-7178
1922 - 25th Avenue North Minneapolis MN 55411

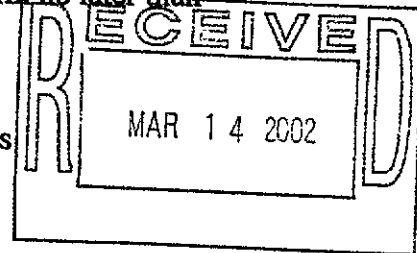
PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at 2525 JAMES AVENUE NORTH

The hearing will be at 1:30 p.m. on WEDNESDAY, MARCH 27, 2002 in Room 317 City Hall, 350 South 5th Street, Minneapolis MN

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and return the form no later than
Wednesday, MARCH 20, 2002 to:

Public Service Center
Department of Inspections
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415



A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: _____			
D. The neighborhood association	<input type="checkbox"/> is	<input checked="" type="checkbox"/> is not	interested in pursuing redevelopment/reuse of the property through privately-funded development.
Comment: _____			
Development Proposal Description: _____			

Polly Jo Peterson
Signature

3/11/02
Date